

REGULAR CITY COUNCIL MEETING
MARCH 3, 1980

PRESENT

Leland J. Roper	Mayor and presiding
Max Bennett	Councilman
Don Bird	Councilman
Thomas Callister	Councilman
Cecil Losee	Councilman
Willis Morrison	Councilman

ABSENT

None

OTHERS PRESENT

Neil Forster	City Superintendent
Dorothy Jeffery	City Recorder
Warren Peterson	City Attorney
Thorpe Waddingham	City Attorney
Ruth Hansen	City Resident
Carl Hasse	IPP
Gary Bunker	Contractor
Gayle Bunker	Contractor
Bob Pendray	Contractor
Jim Pendray	Contractor
Jess Wilson	KNAK Radio Station
Bob Maycock	7-11 Store

Mayor Roper being present called the meeting to order at 7:00p.m. Dorothy Jeffery being present acted as secretary.

The Mayor stated the meeting was a regularly called meeting and that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided the Millard County Chronicle and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

Minutes of a Regular Council Meeting held February 25, 1980 were read and approved upon a motion by Councilman Losee, seconded by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

Mayor Roper explained to council, Larry Morris was unable to attend council meeting but had requested council approved to utilize existing trailer spaces at 193 South 100 West that were installed for use during the 1968 "Emergency Trailer Court" agreement.

After a very length discussion the subject was tabled to allow sufficient time to research the matter.

Superintendent Forster informed Council of the request received from Devon Peterson to relocate the sewer hook-up on his property at 286 South 300 East from the east side of his property to the south side. At the present time a new line is being installed on the south side of his property.

After some discussion Councilman Bennett moved to grant Mr. Peterson's request with the stipulation the old line will be sealed after being cut off and all cost of the project will be absorbed by Mr. Peterson. Motion seconded by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

Councilman Bennett told council Keith Taylor has requested a water hook-up on the property just east of the Farmer's Supply building which is outside the City limits.

Superintendent Forster reminded Council of the moratorium of water main extensions outside the city limits however, the property in question would not require a new water main. In as much as no line extension is required council granted the request.

Mayor Roper explained the building presently occupied by Delta City has recently been sold to Keith Taylor. Mr. Taylor has offered to build additional office space for the city if the council so desires. It was the councils decision no addition space was needed at the present time.

Improved storm drainage at 200 North 300 West was the next item of discussion. It was suggested Councilman Losee contact the LDS Church and other property owners in that area in regards of possible participation in correcting the problem. Superintendent Forster will research the existing line drainage area.

The request of Carol Barnson's to establish a state liquor store for the sale of mini-bottles in "Chef's Palace Too" restaurant was discussed. Attorney Thorpe Waddingham explained the Utah State Liquor laws to council after which it was the decision of the council to request City Attorney Warren Peterson research the Delta City Ordinances on the sale of liquor within the city limits and report back to the council before any action is taken on Mr. Barnson's request.

Mayor Roper asked for council's decision on the adopting of the "POLICY DECLARATION STATEMENT FOR ANNEXATION". Councilman Bennett moved to adopt the policy as written and the accompanying map, motion seconded by Councilman Callister, voting was as follows:

Councilman Max Bennett

Aye

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Councilman Don Bird	Aye
Councilman Thomas Callister	Aye
Councilman Cecil Losee	Aye
Councilman Willis Morrison	Aye

Motion carried.

Mayor Roper read the following letter from Planning/Zoning Committee to Council:

The Planning and Zoning Committee recommends that the Delta City Council amend the Planning and Zoning Ordinance Zone residential Two-R-2 Section 9-200 Permitted Use of Mobile Homes to Conditional Use of Mobile Homes in Residential Two-R-2 Zone and that the Delta City Council declare a moratorium on the Permitted Use of Mobile Homes in all zones of the City.

The Planning and Zoning Committee recommends that the Delta City Council approve and the Amended Plat of the Bunker Subdivisions Block #17.

A general discussion followed the reading of the letter after which Councilman Bennett moved that Planning and Zoning Ordinance be amended as follows:

Two-R-2 Section 9-200 Permitted Use of Mobile Homes to Conditional Use of Mobile Homes in Residential Two-R-2 Zone and that Delta City Council declare a 90 day moratorium on the Permitted use of Mobile Homes in all zones of the city except in RRI, motion seconded by Councilman Bird and the vote was as follows:

Councilman Don Bird	Aye
Councilman Max Bennett	Aye
Councilman Willis Morrison	Aye
Councilman Cecil Losee	Aye
Councilman Thomas Callister	Aye

Motion Carried.

Superintendent Forster stated he had committed a building permit in an R-2 Zone for a mobile home prior to council meeting and asked if council would honor the commitment. Because the commitment was made before the decision of a moratorium on mobile homes council approved the building permit.

Mayor Roper stated that Drainage District is concerned with the additional construction of homes and business' in our area and have requested a meeting with the Delta City Council, City Attorney Warren Peterson, City Engineer Eric DeHaan and representatives from the Drainage District, Frank Baker and Gil Trujillo. Time and date of the meeting to be announced later.

Robert M. Maycock, District Manager of 7-Eleven Food Stores requested a business and beer license for a proposed store located on the South West Corner of Center Street and Main in Delta.

After discussion on the procedure of the management of the business and the construction of the building, motion was made by Councilman Bennett, seconded by Councilman Callister to approve the concept of the proposed 7-Eleven Store to be constructed on the South West Corner of Center Street and Main in Delta. Motion carried.

Jim Pendray requested Pendray Construction be allowed the use of land in lieu of the bond required by the proposed Delta City Subdivision Ordinance. A general discussion followed centered on the pro's and con's of the request. Attorney Waddingham explained the legal aspects of Pendray's request. After further discussion Councilman Bennett moved to have Attorney Peterson complete the proposed subdivision ordinance and requirements for the land in lieu of bond contract between Delta City and subdividers, motion seconded by Councilman Bird and received the unanimous affirmative vote of all councilman present.

Bob Pendray stated, "Pendray Construction does hereby agree to proceed with our subdivision under the guidelines of the proposed Delta City Subdivision Ordinances. Mr. Pendray also stated that they would purchase a third pump to be used as an auxiliary pump in the lift station they have built for the Pendray Subdivisions with the understanding that Delta City will reimburse them for the full purchase price of the aforementioned pump after the first year to the Pendray Construction Company was made by Councilman Losee, seconded by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

Gayle Bunker requested a letter from Delta City allowing construction of a home in their block 17 subdivision. Council instructed Attorney Peterson to write the necessary letter.

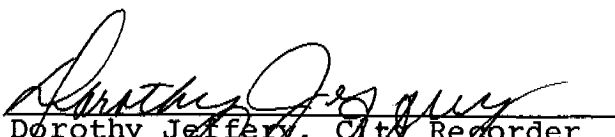
Council discussed the purchase of a vehicle for the use of the Fire Dept. Councilman Bird moved to purchase the vehicle with the County paying \$500.00 and Delta City paying \$500.00, motion seconded by Councilman Losee, motion carried.

There was a general discussion on the need for larger gas tanks at the Delta City Airport and the possibility of a jet fuel tank, no decision was made.

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Mayor Roper asked if there was any further business, there being none a motion to adjourn was made by Councilman Bird, seconded by Councilman Callister, meeting was adjourned at 11:45 p.m.


Ireland J. Roper, Mayor


Dorothy Jeffery, City Recorder

MINUTES APPROVED: RCCM 3-10-88